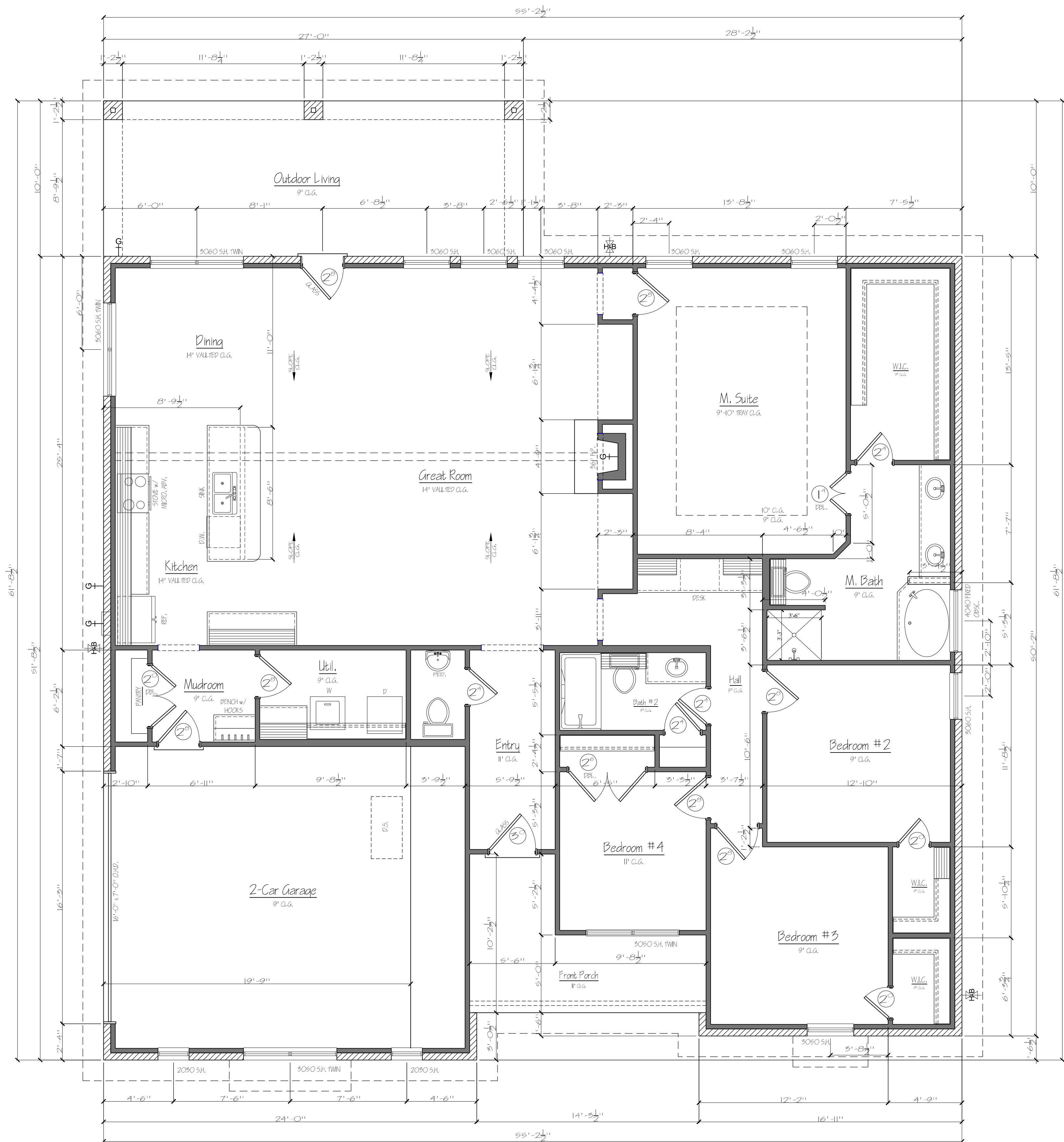


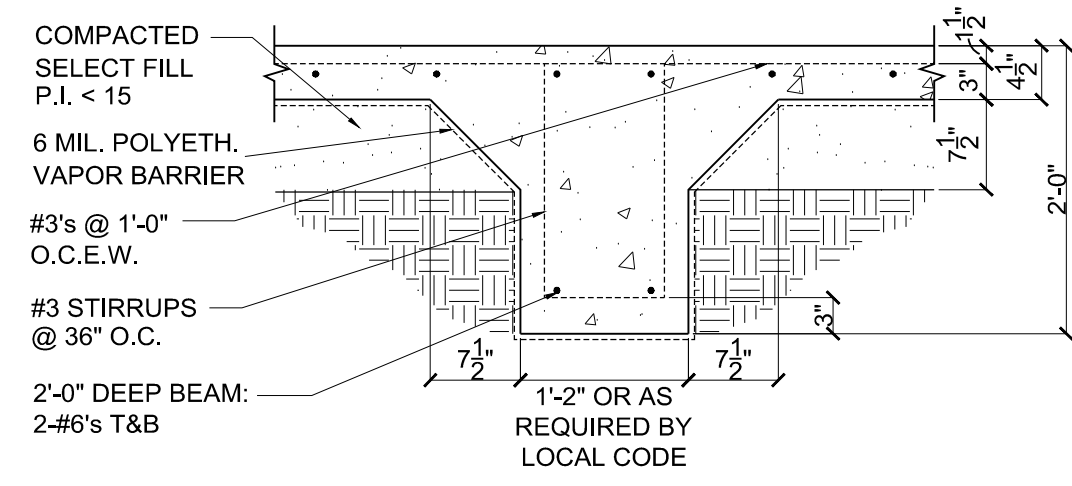
AREA SUMMARY	
TOTAL LIVING	2,206 SF
FRONT PORCH	105 SF
OUTDOOR LIVING	270 SF
2-CAR GARAGE	474 SF
TOTAL FRAMED	3,055 SF
TOTAL SLAB	3,055 SF



**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

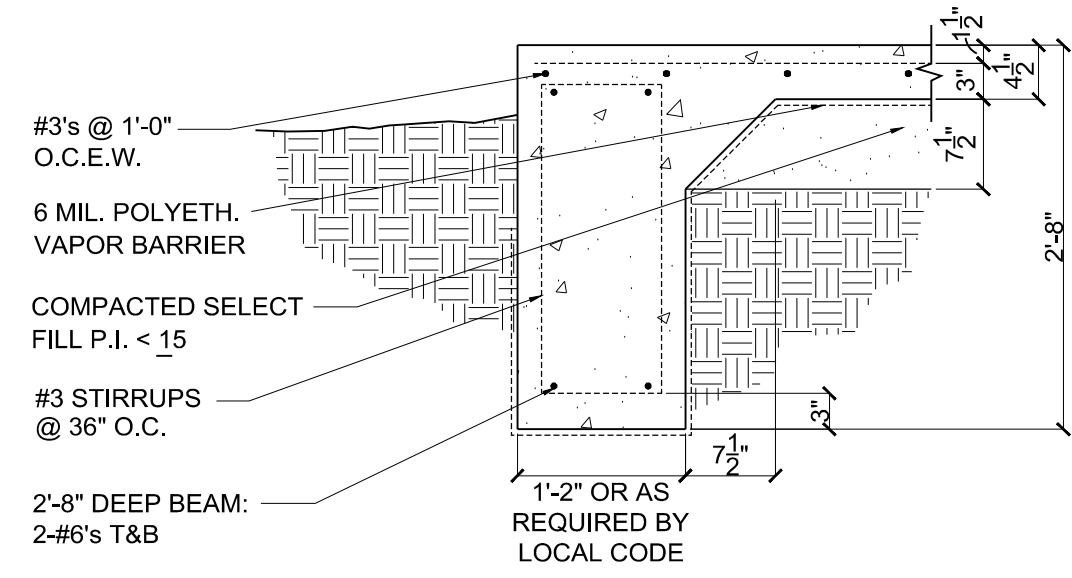
9816 CHELSEA  
SCALE: 1" = 20'-0"

SHEET: <b>A-1</b> OF: FOUR	JTR - INITIAL LAYOUT	02-27-20	CLIENT:	MANLEY HOMES (409) 670-6241	PROJECT SITE INFO: 9816 CHELSEA KING OAKS SUBDIVISION LOT-15	JOB# 20-010	R.A.I. DESIGNS, INC.	© COPYRIGHT 2020 BY R.A.I.
	JTR - REVISED PLAN	07-10-20	DATE:					
								(979) 846-3366 4500 Carter Creek Dr. #203 Bryan, TX 77802 www.raidesigns.com



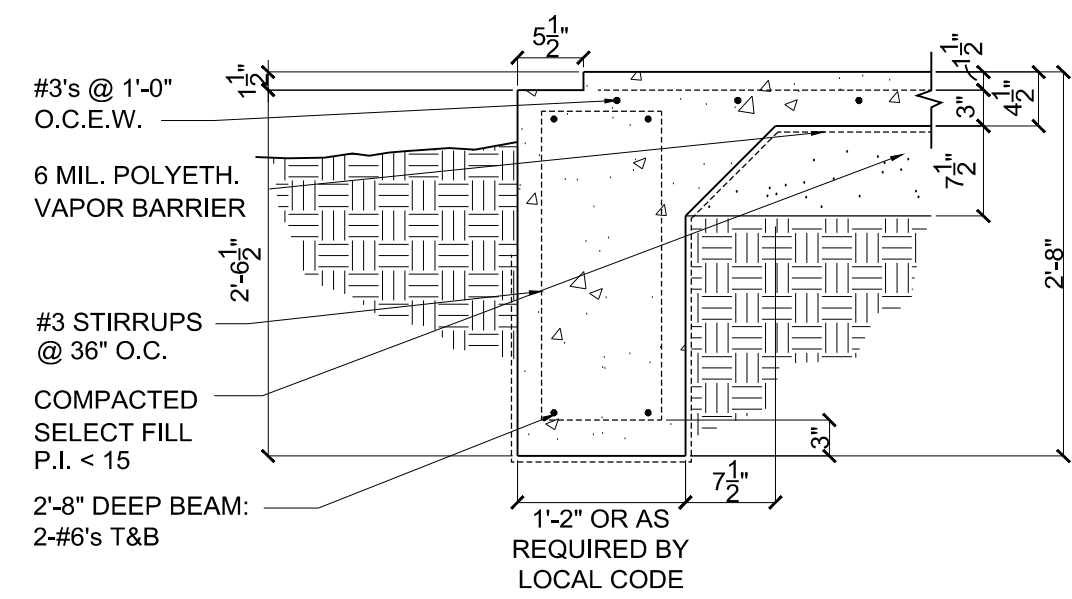
## 2 INTERIOR BEAM DETAIL

SCALE: 1/2" = 1'-0"



## 3 PORCH BEAM DETAIL

SCALE: 1/2" = 1'-0"



## 4 EXTERIOR BEAM DETAIL

SCALE: 1/2" = 1'-0"

DEPENDING ON MATERIAL USED BY BUILDER, 5-1/2" BRICK LEDGE MAY BE DELETED IF NEEDED

### FOUNDATION CONSTRUCTION

GRADE BEAM EXCAVATIONS SHALL BE PLUMB, NEAT AND THOROUGHLY CLEANED. CONCRETE SHALL BE PLACED IMMEDIATELY AFTER EACH POUR SECTION HAS BEEN PREPARED.

### CONCRETE

ALL STRUCTURAL CONCRETE SHALL BE NORMAL-WEIGHT WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. CONCRETE MIX SHALL CONTAIN 5 SACKS OF CEMENT PER CUBIC YARD (MINIMUM) AND 7 GALLONS OF WATER PER SACK OF CEMENT (MINIMUM). ALL CONCRETE WORK SHALL CONFORM TO ACI 318.

### REINFORCING

ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60 (EXCEPT #3 BARS GRADE 40). DETAILING, FABRICATING AND PLACEMENT SHALL CONFORM TO THE ACI DETAILING MANUAL AND ACI 318. LAP CONTINUOUS BARS 40 DIAMETERS AT SPLICES. CONCRETE PROTECTION FOR REINFORCEMENT (COVER) SHALL BE AS FOLLOWS.

- 2" TOP FOR SLAB ON GRADE
- 1 1/2" TOP FOR GRADE BEAMS
- 2" CAST AGAINST FORMS
- 3" CAST AGAINST SOIL

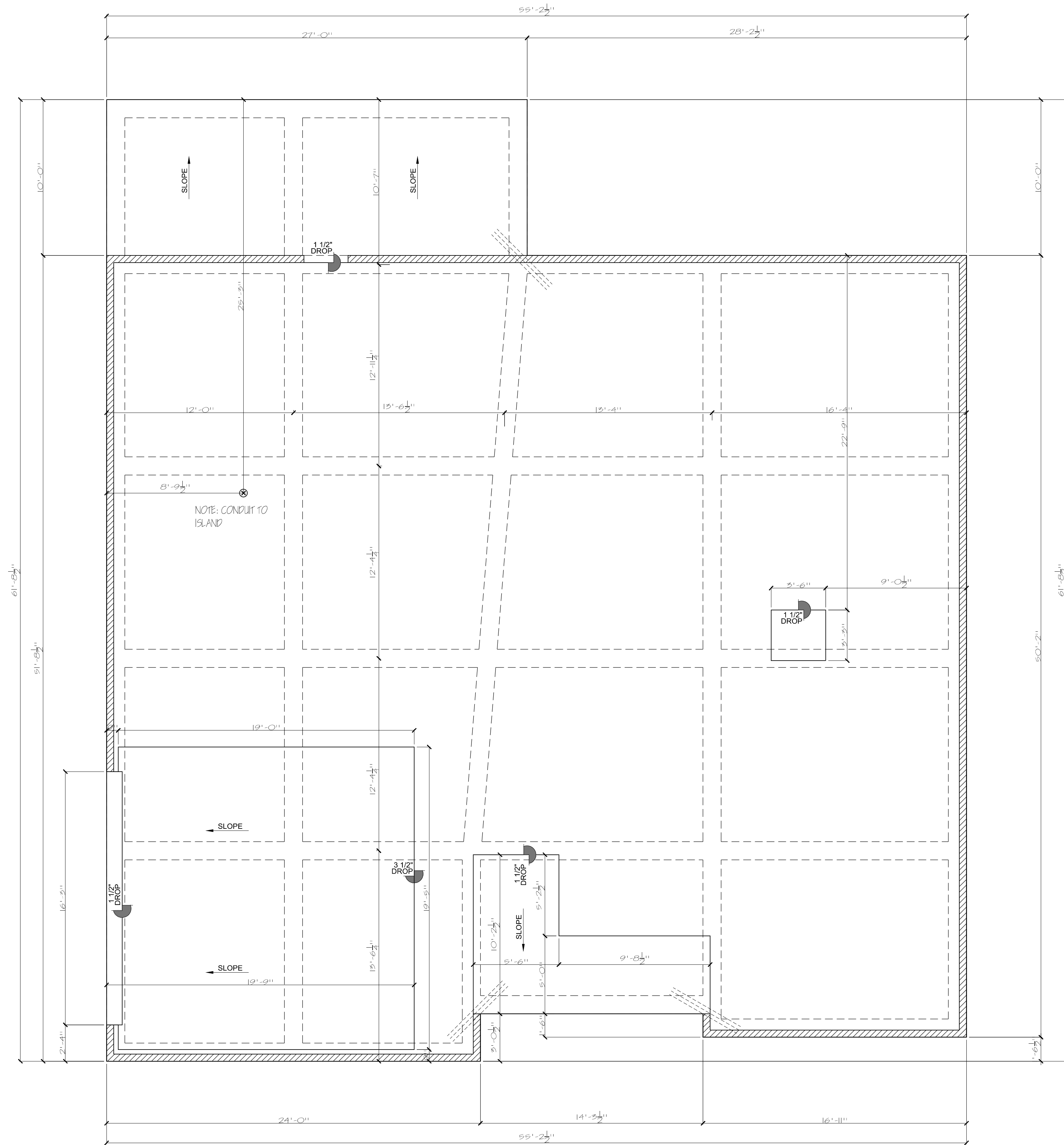
PROVIDE SUPPORT CHAIRS FOR ALL REINFORCING STEEL. INSTALL #5 x 4'-0" L-SHAPED BARS TOP AND BOTTOM IN EXPOSED FACE OF EXTERIOR GRADE BEAM CORNERS.

### MISCELLANEOUS

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO:
- 01 EXAMINE ALL DRAWINGS FOR FLOOR ELEVATIONS, CURBS, SLOPES DEPRESSED FLOOR AREAS AND EMBEDDED ITEMS.
  - 02 COMPARE ARCHITECTURAL AND STRUCTURAL SECTIONS AND REPORT ALL DISCREPANCIES TO THE DESIGNER PRIOR TO FABRICATING OR INSTALLING STRUCTURAL WORK.
  - 03 VERIFY DIMENSIONS PRIOR TO STARTING WORK.

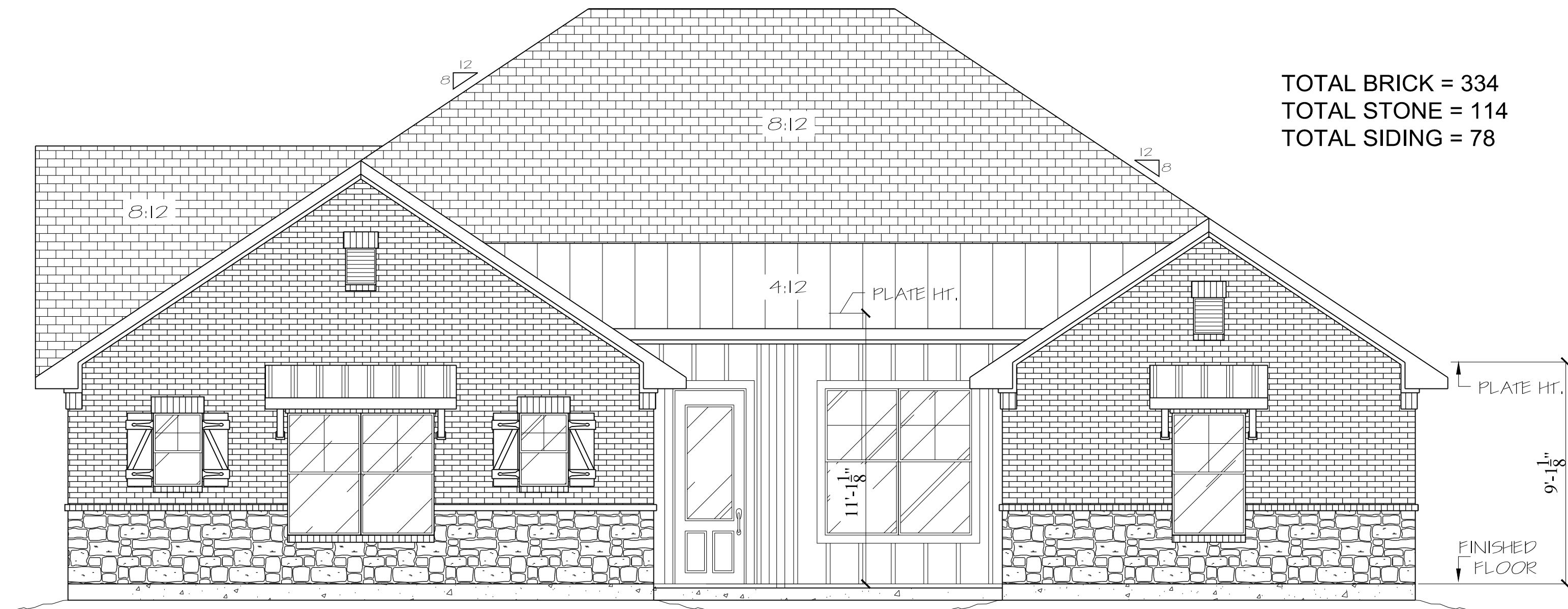
THESE DRAWINGS DO NOT INCLUDE ALL COMPONENTS NOR PROCEDURES NECESSARY FOR CONSTRUCTION SAFETY, SUCH ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

AREA SUMMARY	
TOTAL LIVING	2,206 SF
FRONT PORCH	105 SF
OUTDOOR LIVING	270 SF
2-CAR GARAGE	474 SF
TOTAL FRAMED	3,055 SF
TOTAL SLAB	3,055 SF



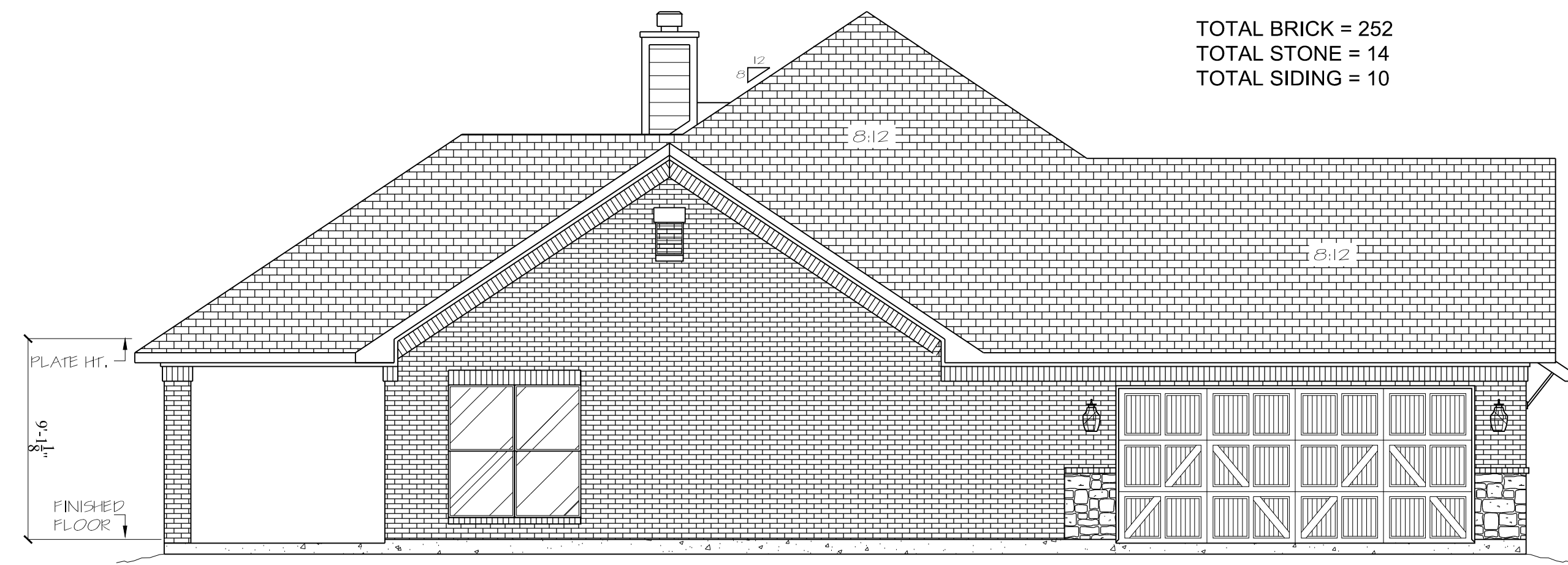
## 1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



TOTAL BRICK = 334  
 TOTAL STONE = 114  
 TOTAL SIDING = 78

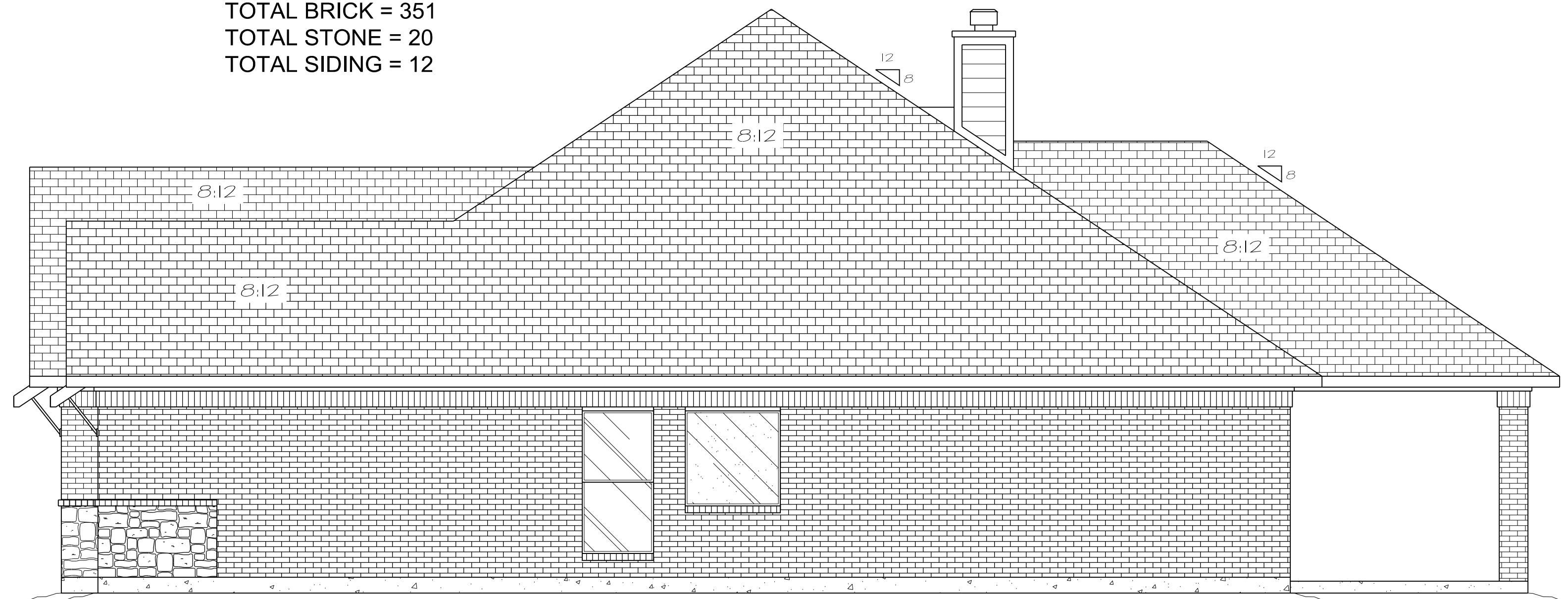
**1 FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



TOTAL BRICK = 252  
 TOTAL STONE = 14  
 TOTAL SIDING = 10

**4 LEFT ELEVATION**  
 SCALE: 3/16" = 1'-0"

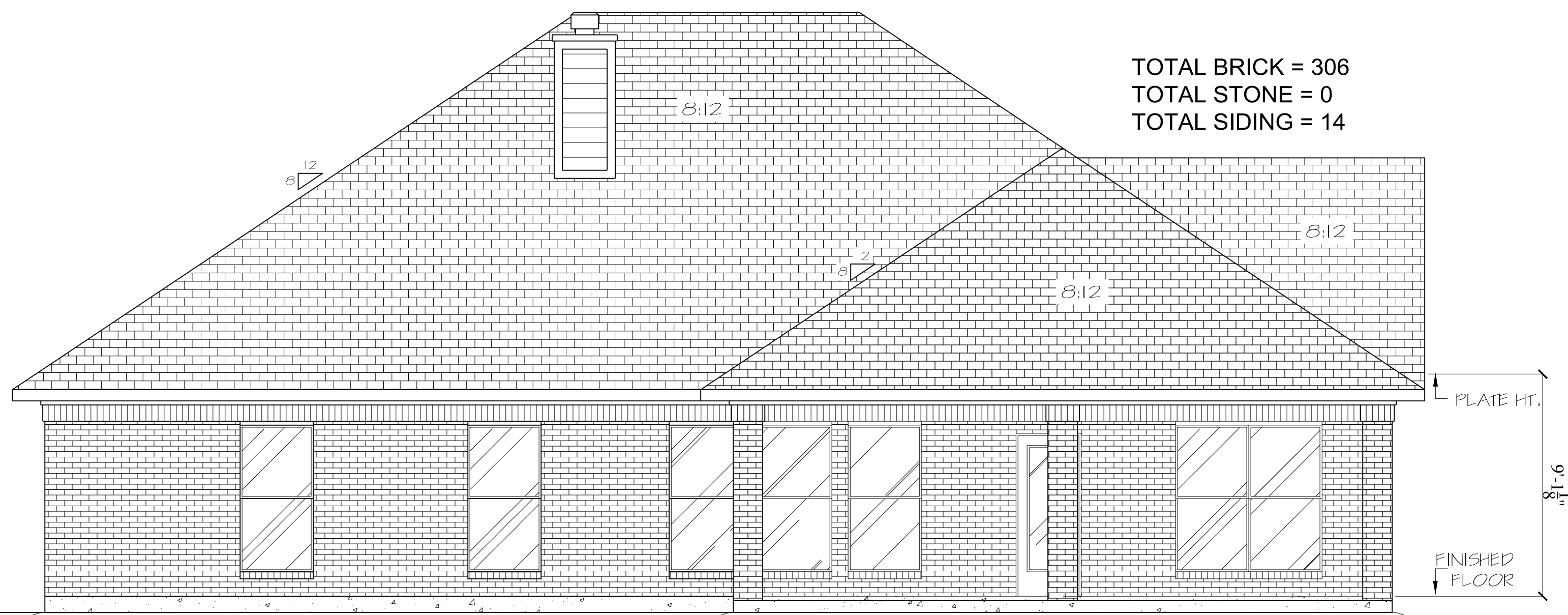
TOTAL BRICK = 351  
 TOTAL STONE = 20  
 TOTAL SIDING = 12



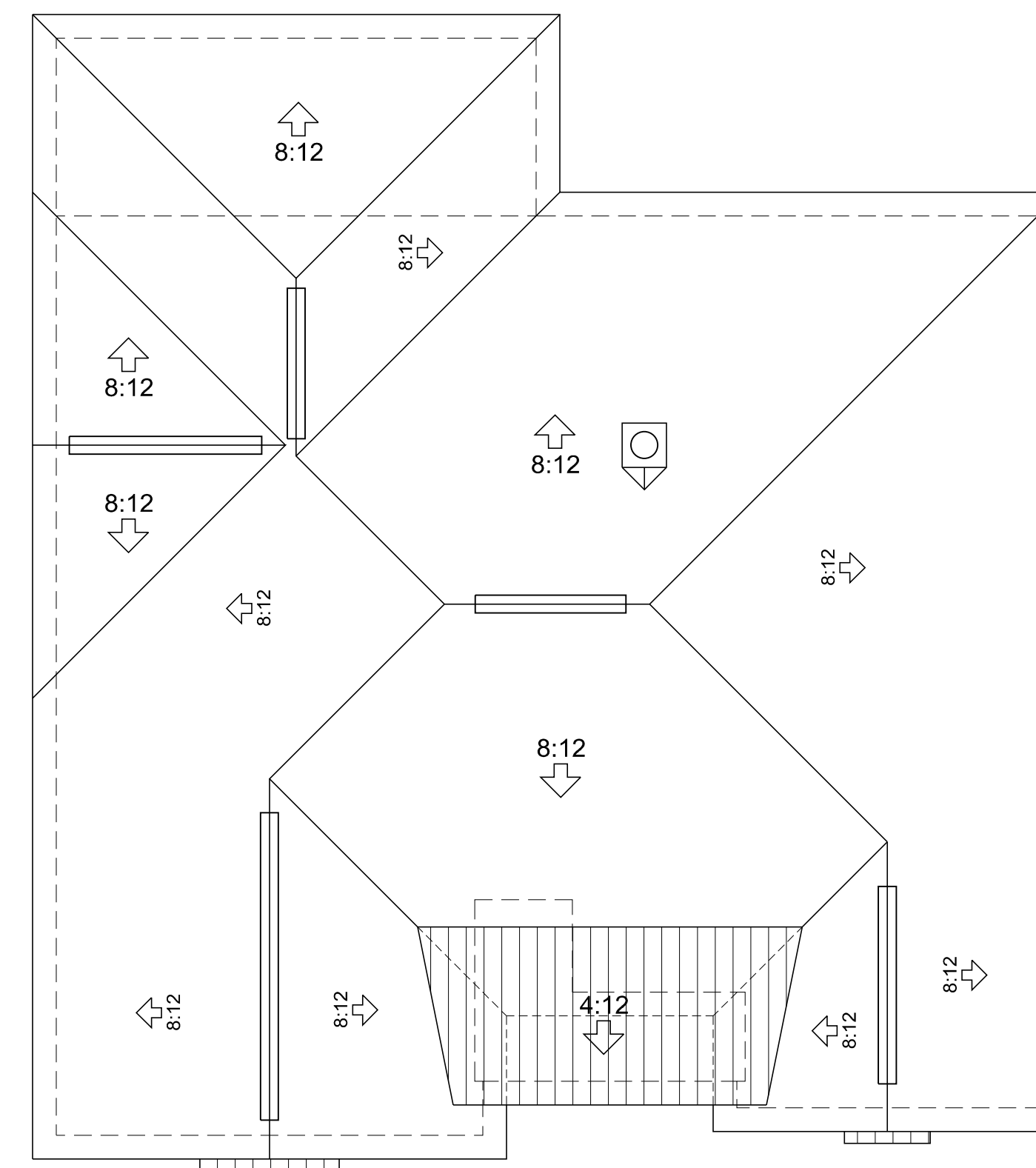
**2 RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

ELEVATION CALCULATIONS			
	SIDING SQ.FT.	STONE SQ.FT.	BRICK SQ.FT.
FRONT	78	114	334
REAR	14	0	306
LEFT	10	14	252
RIGHT	12	20	351
TOTAL	114	148	1243
GRAND TOTAL			1505
TOTAL SIDING	114 / 1505 = 0.075%		
TOTAL MASONRY	1391 / 1505 = 0.924%		
TOTAL MASONRY = 92%			

TOTAL BRICK = 306  
 TOTAL STONE = 0  
 TOTAL SIDING = 14



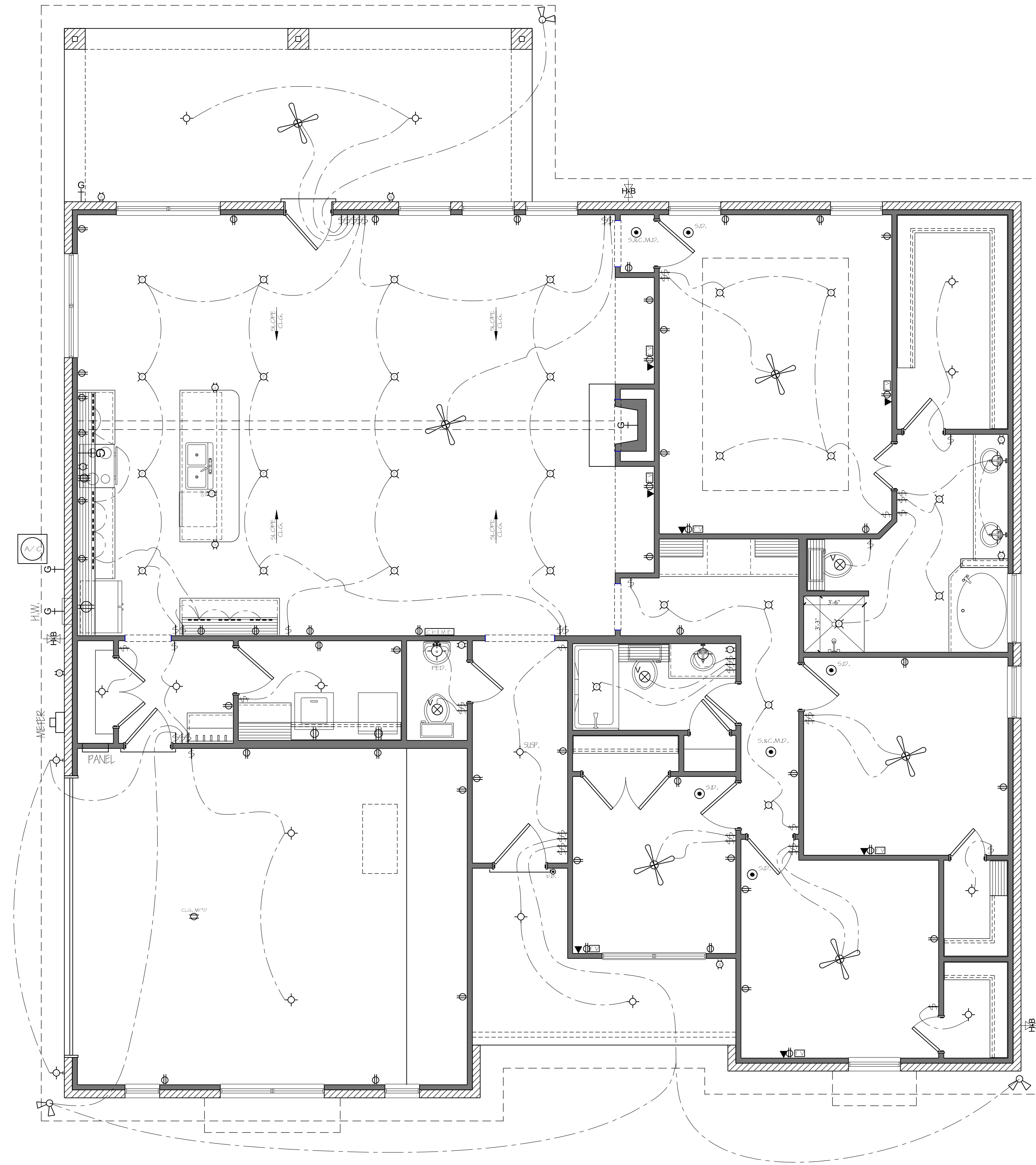
**3 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**5 ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

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 Bryan, TX 77802  
 www.raideesigns.com  
**R.A.I.** DESIGNS, INC.  
 JOB# 20-010  
 PROJECT SITE INFO:  
 9816 CHELSEA  
 KING OAKS SUBDIVISION  
 LOT-15  
 CLIENT: 02-27-20  
 07-10-20  
 JTR - INITIAL LAYOUT  
 JTR - REVISED PLAN  
 MANLEY HOMES  
 (409) 670-6241  
 SHEET: **A-3** OF FOUR  
 DATE: 07-13-2020

ELECTRICAL LEGEND			
	110 VOLT OUTLET		LIGHT FIXTURE
	220 VOLT OUTLET		WALL-HUNG LIGHT
	GFI OUTLET		COACH LIGHT
	DISPOSAL / DISHWASHER OUTLET		RECESSED LIGHT
	WATER-PROOF OUTLET		VENT
	VENTHOOD VOLT OUTLET		VENT-LIGHT
	CEILING MTD. VOLT OUTLET		FLOOD LIGHT
	ELECTRIC SWITCH		CEILING FAN
	3-WAY SWITCH		FLORESCENT LIGHT-SET
	3-WAY DIMMER SWITCH		
	DOORBELL		TELEPHONE JACK
	DOORBELL CHIME		WALL MOUNTED TELEPHONE JACK
	GAS LINE		"CAT 5" TELEPHONE JACK
	A/C PAD		CABLE TV JACK
	CARBON MONOXIDE & SMOKE DETECTOR		"RG-6" CABLE JACK
	SMOKE DETECTOR		SPEAKER WIRE
<p>* ELECTRICAL SHALL BE INSTALLED PER 2012 NATIONAL ELECTRICAL CODE &amp; LOCAL MENT'S.            * CARBON MONOXIDE DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM AREAS, IF HOUSE HAS GAS FIRED APPLIANCES OR ATTACHED GARAGE.            * TAMPER RESISTANT OUTLETS, ALL 110V RECEPTACLES.            * ARC FAULT PROTECTION PER CODE. MOST OUTLETS REQUIRED TO BE PROTECTED.            * 50% OF LIGHTING TO BE HIGH EFFICACY LIGHTING.            * ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING, LIVING, PARLORS, LIBRARIES, BEDROOMS, SUNROOMS &amp; SIMILAR ROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).            * ALL 125V, 15 &amp; 20 AMP. RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.            * ASSURE PROPER GFI LOCATIONS, INCLUDING ONE WITHIN 25' OF OUTSIDE A/C UNIT.            * ANY DEDICATED GARAGE APPLIANCES CIRCUITS WILL NEED TO BE GFI PROTECTED.            * ELECTRIC STRIP HEATING IS NOT ALLOWED FOR RESIDENTIAL USE PROPERTIES WITH FLOOR AREA GREATER THAN 500 SQFT.            * A MINIMUM OF 50% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES ARE TO BE HIGH-EFFICACY LAMPS.            * SMOKE DETECTORS MUST HAVE MIN. 3" CLEARANCE FROM FORCED AIR.            * SMOKE DETECTORS SHALL BE INTERCONNECTED, 120V w/ BATTERY BACKUP AND LOCATED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH BEDROOMS DUCTS, CEILING FANS, AND RETURN AIR.            * RECESSED LIGHTING INSTALLED IN THE BUILDING ENVELOPE SHALL BE IC RATED AND SEALED TO PREVENT AIR LEAKAGE.</p>			



**1 ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

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DESIGNS, INC.

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SHEET	02-27-20	DATE	07-13-2020
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